

CONTRA COSTA COUNTY BUILDING INSPECTION DIVISION 30 Muir Road

Martinez, CA 94553

Telephone: 674-7200 Fax: 674-7244

GAS SHUT-OFF VALVE REQUIREMENTS

Contra Costa County Ordinance Code chapter 718-8 requires gas shut-off valves be installed downstream of the meter on designated buildings within the County. Gas shut-off valves are designed to automatically shut off the flow of natural gas to a building to prevent a fire or explosion due to accumulation of gas in the building in the event of a major earthquake.

The provisions of this Ordinance apply to:

- 1. All new buildings constructed after November 6, 2006.
- 2. When a building permit is issued after November 6, 2006 for construction work on an existing structure that involves gas piping and the value of construction is greater than \$5,000.
- 3. When a building permit is issued after November 6, 2006 for construction work on an existing structure that does not involve gas piping and the value of construction is greater than \$15,000.
- 4. All buildings sold in the County after January 2, 2007. Gas shut-off valves must be installed downstream of the meter and at the point of appliance prior to entering into an agreement for sale, or prior to close of escrow when an escrow agreement has been executed in connection with the sale.
- 5. Alterations or additions to the fuel gas piping system when involve the replacement of the gas meter.

Provisions of the ordinance allow for the installation the valves to an individual unit or tenant space in a condominium or commercial building when that unit is served by separate gas meters for buildings that are altered, added to or sold.

A plumbing permit from the Building Inspection Division is required for the installation. The cost of a plumbing permit is as follows:

- Unincorporated County and Clayton is \$131.25
- Lafayette, Moraga and Orinda is \$140.63

To request a permit application or schedule an inspection of installed valves, call (925) 646-4108.



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APPROVED GAS SHUT-OFF VALVES

For a list of the approved gas shut-off valves, please see the California Division of the State Architect website at:

http://www.documents.dgs.ca.gov/dsa/gas_shutoff/ESVGasValveCert.pdf

The Division of the State Architect (DSA) is certifying two different types of gas shut off valves for residential use: 1) earthquake sensitive gas shut off valves (ESV) and 2) excess flow automatic gas shut off valves (EFV). DSA derives its authority to certify these valves from the Health and Safety Code.

For questions regarding the state certification program for gas shutoff valves, contact Raghubir Gupta, (916) 322-0719, <u>Raghubir.Gupta@dgs.ca.gov</u>.

ANSWERS TO FREQUENTLY ASKED QUESTIONS

- Q. Where can valves be purchased?
- A. From retail plumbing suppliers, or the valve manufacturers listed on the California Division of the State Architect website.
- Q. What if I buy a condominimium in a building with multiple units?
- A. The ordinances requires that all gas piping serving that unit be protected by a gas shut-off valve be installed prior to close of escrow when an escrow agreement has been executed in connection with the sale after January 2, 2007.
- Q. What do I do if my building does not have a natural gas piping system?
- A. This ordinance only applies to buildings with natural gas piping systems.
- Q. My property went into escrow because of a refinance but there no change in ownership. Are gas shut-off valves still required?
- A. No, they are not required, but you might like to have them installed for added protection in the event of an earthquake.